107.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,100 / 814,100
					USE VALUE:	814,100 / 814,100
					ASSESSED:	814,100 / 814,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENKATAKRISHNAN VYTHIANATHAN
Owner 2:	VENKATAKRISHNAN POOJA
Owner 3:	
Street 1:	45 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JULIANO JOHN A & LINDA L -
Owner 2:	-
Street 1:	45 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,197 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10197.000	306,000		508,100	814,100
Total Card	0.234	306,000		508,100	814,100
Total Parcel	0.234	306,000		508,100	814,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.41 | /Parcel: 337.4

Legal Description

User Acct 68367

GIS Ref

GIS Ref

Insp Date 09/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 107.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,100	0	10,197.	508,100	814,200	814,200	Year End Roll	12/18/2019
2019	101	FV	250,800	0	10,197.	508,100	758,900	758,900	Year End Roll	1/3/2019
2018	101	FV	246,100	0	10,197.	435,500	681,600	681,600	Year End Roll	12/20/2017
2017	101	FV	246,100	0	10,197.	406,500	652,600	652,600	Year End Roll	1/3/2017
2016	101	FV	246,100	0	10,197.	348,400	594,500	594,500	Year End	1/4/2016
2015	101	FV	245,000	0	10,197.	312,100	557,100	557,100	Year End Roll	12/11/2014
2014	101	FV	245,000	0	10,197.	288,900	533,900	533,900	Year End Roll	12/16/2013
2013	101	FV	245,000	0	10,197.	275,500	520,500	520,500		12/13/2012

!8415!

PRINT

Date	Time
12/10/20	22:59:24

LAST REV

Date	Time
09/26/18	10:39:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8415

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JULIANO JOHN A	1383-72		4/30/2010		600,000	No	No		
COOK ROSA	1125-10		4/13/1994		279,000	No	No		Y

USER DEFINED

Prior Id # 1:	68367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2007	1	Redo Bat	13,500			G8	GR FY08	
12/12/2001	922	Redo Kit	27,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
3/5/2012	Inspected	BR	B Rossignol
6/1/2009	Measured	189	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/20/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10197		Sq. Ft.	Site		0	70.	0.71	4									508,140						508,100	

Total AC/HA: 0.23409 | Total SF/SM: 10197 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 508,140 | Spl Credit | Total: 508,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34628642
Const Adj.:	0.98980004
Adj $ / SQ:	126.593
Other Features:	106846
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415788
Depreciation:	109768
Depreciated Total:	306020

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

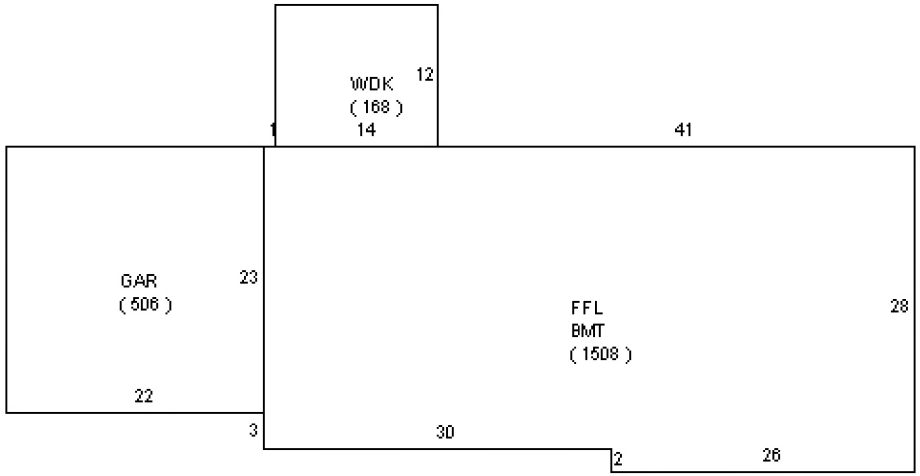
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.25
Special Features:	0	Val/Su Net:	82.93
Final Total:	306000	Val/Su SzAd	202.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,508	45.270	68,266
FFL	First Floor	1,508	126.590	190,902
GAR	Garage	506	19.740	9,987
WDK	Deck	168	11.830	1,988

Net Sketched Area:	3,690			Total:	271,143
Size Ad	1508	Gross Are	3690	FinArea	2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	